

**Preliminary Land Use Service (PLUS)**  
**Comprehensive Plan Amendments and Municipal Ordinances**

Delaware State Planning Coordination

122 William Penn Street • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

<b>Name of Municipality: Town of Millsboro</b>	
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**Date of Most Recently Certified Comprehensive Plan:**

**June 2004**

**Application Type:**

**Comprehensive Plan Amendment: Amend Future Land  
Use map 7 & Amend Annexation Area- Map 8**

**Ordinance:** \_\_\_\_\_

**Other:** \_\_\_\_\_

<b>Comprehensive Plan Amendment or Municipal Ordinance prepared by:</b>	
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<b>Maps Prepared by: URS Corporation</b>	
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## **Please describe the submission:**

The Town of Millsboro is proposing to amend its 2004 Comprehensive Plan to expand the Phase 1 annexation boundary, herein known as the Northwest Annexation Area. The annexation area is designated for 779.94 acres of Residential land uses and 604.79 acres of Town Center Commercial land uses. The total annexation area is 1,221.64 acres. The following parcels are included as part of this annexation area:

Parcel Number	Acres	Future Land Use
133-11.00-3.00	177.86	Residential
133-11.00-4.00	135.61	Town Center Commercial
133-11.00-4.00	80.57	Town Center Commercial
133-11.00-5.00	102.07	Town Center Commercial
133-11.00-6.00	9.85	Town Center Commercial
133-11.00-6.00	15.80	Town Center Commercial
133-11.00-6.00	46.90	Town Center Commercial
133-11.00-6.00	63.00	Town Center Commercial
133-11.00-6.00	59.65	Town Center Commercial
133-11.00-7.00	21.45	Town Center Commercial
133-11.00-7.00	23.75	Town Center Commercial
133-11.00-7.00	0.94	Town Center Commercial
133-11.00-7.00	45.19	Town Center Commercial
133-15.00-30.00	102.76	Residential
133-15.00-30.01	83.57	Residential
133-16.00-75.00	89.56	Residential
133-16.00-75.03	163.09	Residential
<b>Total</b>	<b>1,221.64</b>	

The annexation area is contiguous to Town limits at the northern boundary. The lands designated for Town Center Commercial are adjacent to State Route 113, and the Residential lands are accessed via Hardscrabble Road (State Route 20).

As shown on Map 8- Annexations Area in the 2004 Comprehensive Plan, all of the parcels with the exception of Parcel 133-15.00-30.01 are located within the Town's Study Area and acknowledged as a potential candidate for future annexation. This plan amendment designates these lands as Phase 1, which is deemed a high priority implementation recommendation. It is noted that an entertainment and retail complex is currently intended for lands designated for Town Center Commercial.

The 2009 Comprehensive Plan Update process is currently underway. The Plan Update will establish a municipal development strategy that analyzes the Town's present conditions and identifies goals and policies, critical issues, and recommendations to meet future needs. The Plan Update will assess the potential build-out of the northwest area, and will identify critical community development and infrastructure issues, and will provide recommendations that aim to mitigate the impacts and optimize the opportunities associated with the annexation.

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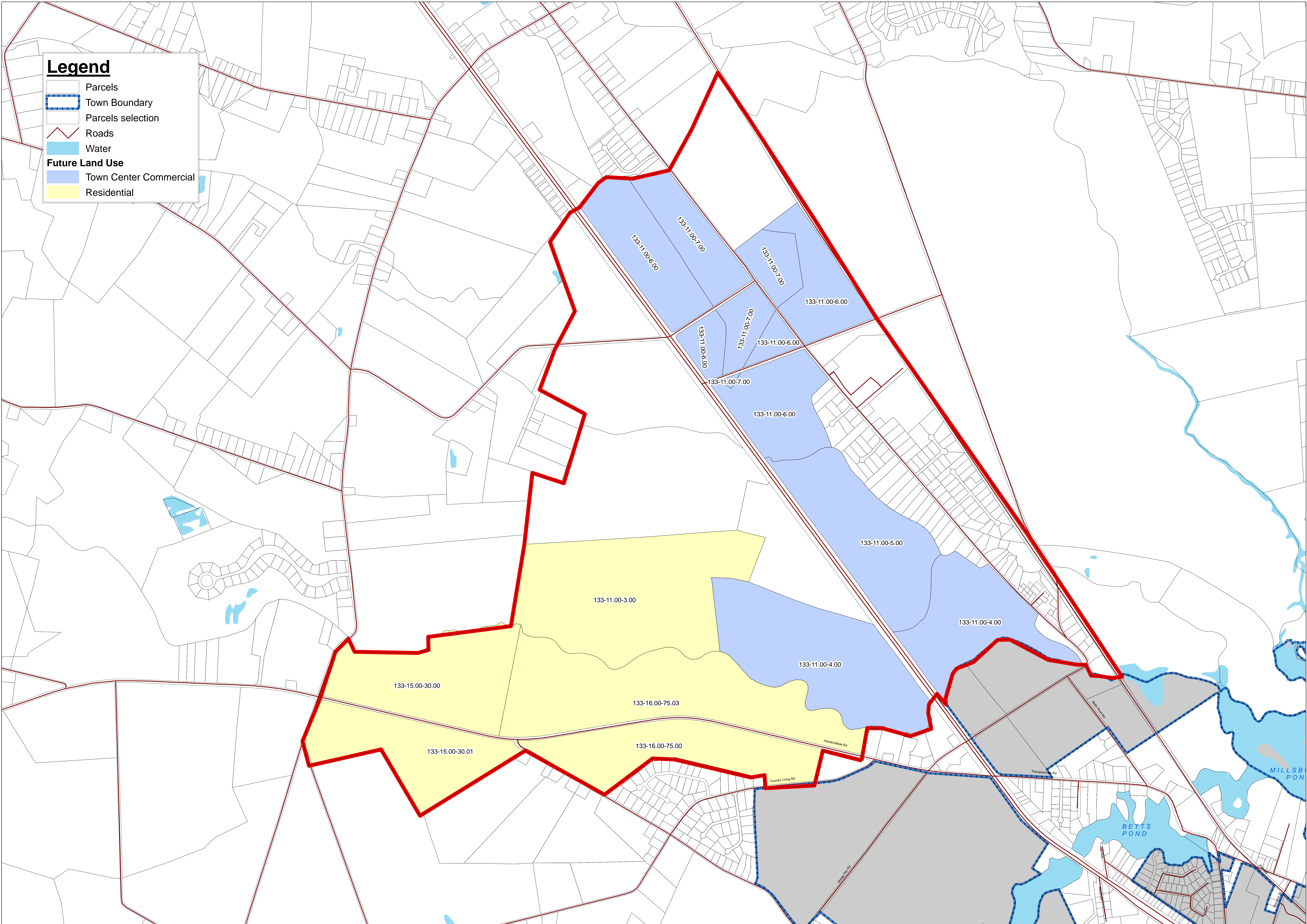
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In addition, the annexation and development review processes will focus on design and servicing the new development with upgrades and improvements in detail. To this end, the Town shall administer the Annexation process per the Town Charter provisions and will submit the Municipal Plan of Services pursuant to Title 22, Delaware Code, Section 101 to the Office of State Planning Coordination.

The Town of Millsboro Zoning Map will also need to be amended accordingly. It is noted that the Town adopted a Planned Commercial District (PCD) which provides for well planned areas for large scale retail and commercial uses. The zoning district also provides for orderly and systematic development design providing the rational placement of activities, parking and auto circulation, pedestrian circulation, ingress and egress, loading, landscaping, and buffer strips, among other things. The parcels categorized as Town Center Commercial and will be rezoned to PCD at the time of annexations.

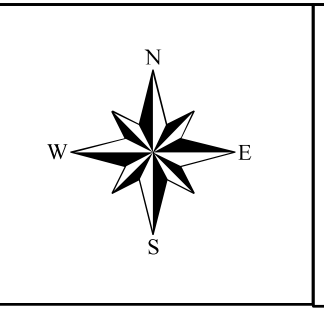




**Legend**

- Parcels
- Town Boundary
- Parcels selection
- Roads
- Water
- Future Land Use**
- Town Center Commercial
- Residential

0 250 500 1,000 1,500 2,000  
Feet  
Scale is approximate



# Northwest Annexation Areas Town of Millsboro, Delaware

DECEMBER 2008

Data Source:  
Parcel data provided by  
Sussex County Mapping, 2007  
Roads provided by DelDOT, [www.delDOT.org](http://www.delDOT.org)  
Municipal Boundaries provided by  
Delaware Office of State Planning Coordination

**URS**  
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